

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 18, 2010

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The May 18, 2010 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman T.Ripper.

ROLL CALL

Members present: T.Anliker, D.Fliger, S.Lawrence, S.Odson, G.Pareti, T.Ripper, L.Voigt.

Absent: J.Austen, D.Godwin. Staff present: J.Peterson, E.Jensen, E.Carstens, D.Lampe, T.Kuhn.

AMENDMENTS TO THE AGENDA

Motion by S.Lawrence to approve the agenda as submitted. Second by L.Voigt. All voted aye. Motion carried 7– 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 4, 2010 minutes of the Plan & Zoning Commission meeting.

Item #2. Tradition Plat 3 PUD Site Plan – Revised Building Elevations

Motion to recommend Council approval of the Tradition Plat 3 PUD revised building elevations.

Motion by D.Fliger to approve recommendations for Consent Agenda Items #1 & 2. Second by S.Odson. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #3. Ankeny Comprehensive Plan Update

J.Peterson outlined staff responses to comments from the public received to date on the Plan as follows:

Request to remove the greenbelt and trail designation from the area along Four Mile Creek in Greenwood Acres east of I-35 and 1st Street. Staff believes it is important to maintain the designation; in the future public or shared ownership of this area would be a valuable asset to the community to protect the floodplain and natural area.

T.Ripper asked if the greenbelt designation places any protection on an area from future development. J.Peterson responded that the designation suggests that there is a level of care

that needs to be taken; furthermore, all development requests are tested against the Comp Plan for conformance.

Request to remove the bluebelt designation from the property north of the Otter Creek development. Staff, after review of the information submitted by the property owner and after conferring with Niles Associates who completed the drainage study, believes the stream classification can be reduced which would remove it from the bluebelt status, thus removing the bluebelt designation from the property. J.Peterson added that all bluebelt and greenbelt designations were removed from future land use drawing outside of the growth area.

Request to retain the High Density Land Use designation on property along I-35 between NE 9th St. and Fountain View. After review of the parcel, staff believes medium density residential is the appropriate designation allowing for the development of townhome style units in the future.

Request to include land to the Elkhart exit on I-35 in the future growth area. J.Peterson explained that the land included in the Plan's growth area is the amount of land needed to 2035, growth beyond that, in the future, may take Ankeny to the Elkhart interchange. He stated that the city is capable of providing sewer a quarter mile north of the Elkhart exit road east of Delaware Ave along I-35. The area is served by Northeast Polk County Rural Water System. J.Peterson advised the Commission that they could make a determination to include that area in this update. He stated that the City has not heard from owners other than representatives from Rueter's that they would have an interest in annexation.

S.Odson asked about the impact of existing rural water systems. J.Peterson explained that anytime a community annexes property in a rural water district, the community is responsible for reimbursing for loss of revenue. He stated that the system in place is adequately sized for Ankeny's system sizing.

J.Peterson stated that there were favorable comments from the public in support of the storm water management system presenting a stronger environmental protection plan. A comment was received encouraging the city to do more to increase economic development and ease the tax burden. He advised the Commission that the Economic Development chapter of the Plan continues to be worked on to include office, warehouse and industrial components. Another comment suggested the city to do more to participate and collaborate with Ankeny Community Schools; J.Peterson explained that the school was represented on the Steering Committee and provided valuable input related to school locations and school growth related to population growth. A concern about sustaining natural areas and developing a tree protection ordinance is addressed in Chapter 4 which creates a foundation for future codes and actions that will support these concerns with the designations of special places, bluebelts and greenbelts.

J.Peterson responded to comments made by Commissioners during the public hearing: Regarding the aggressiveness of the population projection, he explained that staff feels the projected growth represents a viable future size for the community, some methodologies predicted in excess of 100,000 people, some had the population lower. A comment addressed continuing economic efforts and J.Peterson stated that the Mayor and Council are focused on economic development and improvements to business opportunities within the community and the Plan encourages and creates locations for that growth to occur. Regarding a comment on property tax, J.Peterson explained that there are several entities that tax property values and while the Plan responds to the needs for the growth that is projected, it does not suggest that

action needs to be taken immediately. He stated that the city rate over the long term has been relatively stable. A question was asked about the comparison to other communities in regard to the mix of land uses for civic, commercial, residential, industrial land proportions and J.Peterson responded that Ankeny is consistent with other communities. He explained that the question regarding the cost of services for changes in storm water management is extremely difficult to respond to since there is no price associated with the value of clean water or the protection from flooding. He said that there will be higher up-front and a huge learning curve cost, however long term there will be benefits to the community. Regarding the expectations of the timing for growth east along 1st Street, J.Peterson said that they are not suggesting investment in infrastructure further to the east of I-35 other than what is already in place.

James Helliger, 1861 NW 128th Street, Clive representing Rueter Corporation stated that he sent an e-mail to each Commissioner encouraging an expansion of the Plan's growth area north to the I-35 / Elkhart exit. He stated that the company recently opened an ag implement dealership on the southwest corner of the interchange along NW 126th Avenue. He is asking that the draft plan be revised to include the implement dealership parcel and the land use policy provide guidance as to future economic development in the area. Mr.Helliger said he believes it would be a benefit to his company as well as the city showing that the general growth will be to the north. L.Voigt asked Mr. Helliger if he knew of any other property owners that would be interested. Mr.Helliger said he knew of one property owner. T.Anliker asked how many acres Rueter owns at that location. Mr. Hilliger stated that this parcel is 68 acres.

T.Ripper asked for any further comments from the Commission:

D.Fliger asked if the Commission needs to wait until all the document changes have been reviewed before sending their recommendation on to Council and asked when staff will have the final document. J.Peterson stated that he believes there are no big changes to the content or overall message or intent of the Plan. He said that the Commission will have the completed document by their June 8th meeting.

D.Fliger stated that in light of the population doubling and subsequently the number of students doubling, he would have liked to have seen something from the perspective of the schools long range planning. He believes the destinies of the City and school are tied together and the City needs to be informed of the schools long-range plan. J.Peterson responded that the community doubling in size does not directly result in a doubling of school population because as the residents continue to age, there tends to be a decline in the number of school age children. He stated that the school provided information on future school sites that were incorporated in the future land use plan as civic sites.

D.Fliger asked how much land will need to be annexed to accommodate the 93,000 projection. J.Peterson explained that the future land use map identifies the extent of the future growth area that will be needed. D.Fliger responded that he is satisfied that the future land use plan coincides with the population projection. He asked what will happen to the area between Ankeny's future growth area and the future beltway. He believes the beltway will have a major impact on Ankeny and questioned if that land should be annexed in advance of the beltway. J.Peterson responded that the county has identified a 1000 foot corridor for the beltway. He

suggested it would be advantageous to work with the county to put land use controls in place. D.Fliger questioned the likelihood of Alleman and Elkhart expanding to the beltway. J.Peterson said that Alleman's expansion would be limited due to the age of their sewage system. Elkhart would have difficulty providing sanitary sewer.

D.Fliger commented that he believes the Plan is a good document and commended everyone involved on the tremendous effort. He stated he would have no problem approving the plan at this meeting.

L.Voigt asked if staff is confident they can work with Polk County on regulating development in the county. J.Peterson replied that in 2004, the county imposed requirements on rural development that prohibit rural subdivisions on septic systems and wells. He believes the county is doing a good job in directing growth toward cities and limiting uses in ag districts.

T.Ripper commented on the Rueter property, stating that the city's philosophy for development of land along the Interstate is well documented and can be applied regardless of whether it is included in this plan update. T.Anliker suggested that the plan will be revisited in 5 years and that area could be considered again.

T.Ripper asked that tables in the plan be updated with 2009 information, if it's available.

S.Odson said he is opposed to not showing greenbelt areas outside the growth areas on the future land use plan. J.Peterson reminded the Commission that in the chapters, all of the layer of information in the study areas will be shown on the maps. S.Odson commented that he understands Rueter's concerns, because county policy can change.

S.Odson suggested the Commission hold action on the plan until the next meeting so they have a chance to read and review the entire document.

Motion by D.Fliger close the public hearing and receive and file documents. Second by G.Pareti. All voted aye. Motion carried 7 – 0.

Motion by S.Odson to postpone action on the Comprehensive Plan Update to the June 8, 2010 meeting. Second by T.Anliker. All voted aye. Motion carried 7 – 0 .

BUSINESS ITEMS

Item #4. Highmark Development LLC request to amend the Ashland Meadows PUD (Planned Unit Development) for the Ashland Pointe Townhomes

Staff Report E.Carstens explained that this property is located east of NW State Street and south of NW Ashland Parkway. The request is a change to the Ashland Meadows PUD for the third and final phase of the Ashland Pointe Townhome project from row style townhouses to bi-attached units. Units on the perimeter of the project will be 2-story, similar to the outside units of the existing multi-plex townhomes; the interior units will be a ranch style townhome, resulting in a decrease in the overall density from 45 units to 36 units. As part of the amendment, the developer is requesting the PUD requirement for building separation be decreased from 20-feet to 10-feet. The space reduction does not pertain to the back-to-back separation of the units

which was a concern expressed during the public hearing. Responding to other questions raised during the public hearing, E.Carstens stated that there are a number of developments in Ankeny with a 10-foot building separation including Renaissance Villas, Reunion in White Birch, Prairie Trail and Briarwood. He said that the price point for the units will be \$140 – 170,000. Staff recommends approval of the PUD amendment as requested.

Motion by S. Lawrence to recommend City Council approve the request by Highmark Development LLC to amend the Ashland Meadows PUD for the Ashland Pointe Townhomes and accept the revised Ashland Pointe Townhomes PUD Master Plan. Second by L.Voigt. All voted aye. Motion carried 7 – 0.

Item #5. Deer Creek Estates Plat 3 Preliminary Plat

Staff Report E.Carstens presented an aerial showing the location of Deer Creek Estates Plat 3, north of Deer Creek Estates Plat 1 and east of NE Frisk Drive stating that there are 17 lots proposed divided with an R-1 and R-2 zoning line. NE Williamsburg Drive will be extended from Plat 1 with water service extended along the east side and sanitary sewer on the west side. Storm water will drain to the north with a temporary storm water detention basin located north of NE Williamsburg Drive. E.Carstens presented the Deer Creek concept plan showing the planned location of a permanent detention basin. He explained that a parksite dedication agreement was signed with Plat 1 identifying the location of future park land that will be dedicated. A similar document will accompany this final plat. Staff recommends approval of Deer Creek Estates Plat 3 Preliminary Plat.

D.Fliger asked how the R-1 lots adjacent to NE Frisk Drive will be accessed. E.Carstens stated that each will have driveway access onto NE Frisk Drive. D.Fliger questioned whether the original plan showed that access. E.Carstens responded that it did, the plan was designed to provide larger lots and avoid rear yards and fences along NE Frisk Drive.

Motion by G.Pareti to recommend City Council approval of Deer Creek Estates Plat 3 Preliminary Plat. Second by S.Lawrence. All vote aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

S.Odson reported on his attendance at the May 17th City Council meeting. D.Lampe provided a report on a pilot team program for Inno-vision that formulated principals for Environmental Stewardship.

Director's Report

E.Jenson reviewed the tentative agenda items for the June 8, 2010 meeting. The Commission suggested that APA reports be rescheduled to the June 8th meeting.

Commissioner's Reports

T.Anliker asked if sidewalk and pedestrian crossings will be improved at S Ankeny Blvd. and SE Magazine Road with the opening of the new schools in Prairie Trail.

MISCELLANEOUS ITEM

L.Voigt will attend the June 7, 2010 City Council meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:35 pm.

Submitted by Trish Kuhn

Secretary, Plan & Zoning Commission